

	<p>line, this therefore confirms the tree is the boundary line. Mr Marsh noted that on the drawing T10 is the tree that lost its branch causing the road closure. Cllr Evans advised that one of those groups needs to facilitate a discussion to move things forwards as Mews Courts residents have told the developer they will not take this on until the matter is resolved. Cllr Keeble confirmed he can offer for the two parties to meet but cannot do much more to resolve this issue. Cllr Mitton stated he felt this is not a Parish Council matter, it is a legal matter between parties and we have no power, we can only write to the parties involved.</p> <ul style="list-style-type: none"> • Mr Marsh asked about the boundary inside Festal Grange, what can the Parish Council do to help resolve the mess that has been left for a long time with no planning update on Festal Grange for a long time and what can we do to push the developer to get it finished. • Cllr Keeble stated he can write to WNC Planning Enforcement to say conditions not upheld and can they follow that up, it was AGREED BY ALL that Cllr Keeble would draft a letter. 	DK
143	<p>Planning: Applications</p> <p>Update on 2025/2333/FULL - Fourways 2 School Road Pattishall NN12 8NE - New self- build dwelling (Amended Plans)</p> <p>Update on 2025/2365/FULL - Fourways 2 School Road Pattishall NN12 8NE - Demolition of existing dwelling and garage and construction of two new self- build dwellings (Amended Plans)</p> <ul style="list-style-type: none"> • Cllr Illingworth confirmed that at the Committee meeting a resident spoke against the application, which was refused for both, mainly on GS4 building in back yards and out of character with the area, it was felt it was not in the character of the area to have those 3 houses. They highlighted the self-build status which wasn't a discussion for refusal but it was noted. When the previous application for 2 houses was put on the screen, the plot on 1 and 2 and then the new application for 3 houses you could see the absolute difference and that it was not adding to character to area. <p>Update on 2025/0571/FULL – Manor Farm, Astcote – Awaiting Planning Inspector to make a decision</p> <p>2026/0612 /FULL Boundary Wall, Holy Cross, Pattishall 2026/0615/LBC Boundary Wall, Holy Cross, Pattishall</p> <ul style="list-style-type: none"> • Cllr Russell advised that he had agreed to an extension of determination to 30th April because at the last minute we received consultees responses to the two applications, both of which are virtually identical. The Conservation Officer wrote to say she wanted the wall just as it is at the moment. It seems there has been confusion as the main build and rebuild are mixed up and the letter talked about biological growth being removed on the main wall where there isn't any. • Cllr Russell discussed this with Cllr Keeble and they are putting together a response. • Cllr Russell has also spoken to the Structural Engineer on the consultation who agreed to send a supporting letter which includes the loading on the churchyard bank. • The other consultee was Archaeology and Cllr Russell has spoken to a local archaeologist who is reviewing the conditions, as it is only possible to do a field survey once excavation starts. • Cllr Russell advised the footpath is probably going to have to be re-routed as they need to use the main footpath, East to West to remove spoil so will need to be diverted along Church Street. • Cllr Russell will draft a response and rebuff it with a supporting letter from David Smith Associates as it would be unsafe to rebuild it the way it is as the bank will fall, the worst-case scenario is it will be refused and we have to appeal. • Cllr Banister advised that he drove past today and another section is starting to fall out, he asked if it fell tonight would Highways take it away and open the road for free, Cllr Russell confirmed that the wall failure is starting to accelerate and fall quicker and we need to prove with photos that the wall is moving. • Cllr Mitton asked if we could request support from WNC Councillors as he agrees with Cllr Banister, if it falls further and someone gets hurt whose responsibility is it. • Cllr Keeble confirmed that he will draft a response and copy in Cllr A Little as well as he has confirmed he is willing to assist. 	

	<ul style="list-style-type: none"> • Cllr Russell confirmed he has gone through the consultation document and made comments against each item that has been raised this will be incorporated within the letter to go back to WNC with the letter from David Smith Associates, there is no other option but to go back to the Case Officer. • Cllr Russell has spoken to Cotswold Archaeology in Milton Keynes who are looking at how to deal with the conditions that are proposed. Unsure what archology findings they are anticipating apart from bones and human remains, the Faculty from the Diocese are sceptical about finding anything but do ask it is monitored. • A resident asked if there is a situation where Highways would consider it dangerous enough to close the road. Cllr Russell said he has raised the wall as a dangerous structure and they put two plastic barriers in place so the Parish Council has had to put in sand bags, and may need more, but can raise another dangerous structure report as it is getting worse. • Cllr Keeble said he believes we would need to evidence we cannot financially afford to fix it before we went back to WNC and said we cannot fix it and it is dangerous. • Cllr Evans stated we are looking at Grants to see what help we can get and Cllr Keeble advised that they have not given up on the Church providing financial support but they have not been over supportive so far. <p>Update on Refusal Decision on 2025/3010/FULL - Land off Banbury Lane Pattishall - Change of use of land and building to scaffolding storage place (Class B8) (retrospective)</p> <ul style="list-style-type: none"> • Cllr Keeble advised that when he last heard from Planning Enforcement the land owner was not planning to appeal against the Refusal of Change of Use and agreed with Planning Enforcement a 4-week timeline to leave the site. This time should be up now so he has reached out to local residents to be kept updated, he is aware there has been activity but unsure if they have completely left the site. <p>Resident wished to thank the Parish Council for their support on the Fourways application.</p>	
144	<ul style="list-style-type: none"> • Draft Local Plan Update • Cllr Keeble advised the Parish Council have lodged our response to the recent consultation and formed a small Working Group including Cllr Keeble, Cllr Hodges, Cllr Evans and Cllr Illingworth, to look at the key actions needed in the next few months to take the Parish Council through a timeline which has been shared with WNC who accept this is what we should be doing. • We are aware of the call for sites which closed at the end of March so will write and ask for the outcome of that and what sites have put forward for future development within our parish so we can work jointly on next steps. • WNC advised a key step is a local housing needs survey, whilst they have stipulated, they believe the number of additional houses to be built is 69, the type and style of houses parishioners want may be different. Cllr Illingworth is meeting with WNC on 16th April to talk about how they can support that exercise and we think by the middle of summer we need to know what survey work needs to be done and have structure around so it can be carried out around October and we want everyone to partake in this survey so will come up with some provisional dates in October when we can do this. • Cllr Keeble advised that, although not ready to start a Neighbourhood Development Plan (NDP) yet, he has reached out to two companies who can assist and been offered a session to discuss further on 27th April. There we can talk more about the principles of the NDP and they can provide knowledge on what we can include in the NDP. Cllr Keeble advised it will be an afternoon meeting for 2 hours at the Parish Hall, it will be online and he will confirm the time of the meeting by email. The meeting will be led by a representative from Locality who will lead and facilitate that meeting. • The Working Group is now starting to think about how to rank sites and what criteria to include which will continue in the coming weeks. • Cllr Keeble confirmed they are thinking about what community events need to be put on to publicise the survey but it won't happen until around October. Following the survey there will need to be some analysis and the outcome of that will form part of the NDP which will be legally binding. • In terms of developing a NDP we need a Working Group of around 8 people from early 2027 to lead that work, this should be a combination of Councillors and parishioners so 	

	<p>looking at those with an interest and desire to do that work, it will be an 18-month project. The background work needs to be in place before we can start work on the actual NDP.</p> <ul style="list-style-type: none"> • Cllr Keeble confirmed that WNC will sign off the WNC Local Plan even if ours is not finished. • Cllr Evans advised the questionnaire needs to be exactly right so it gets the right responses, that will be discussed with WNC on the 16th April. 	
145	<p>Finance</p> <p>(a) Internal Audit date confirmed for Friday 22nd May 2026.</p> <p>(b) To Approve Payment Schedule dated 9th April 2026. The Payment Schedule dated 9th April 2026 was proposed for agreement by Cllr Keeble and seconded by Cllr Banister and approved and will now be authorised on UTB by Cllr Hodges.</p> <p>(c) To Receive Income & Expenditure Reports for March 2026. Approved and AGREED BY ALL.</p> <p>(d) To Approve and Sign the Bank Reconciliation for All Accounts as at 31.03.2026. These were approved and AGREED BY ALL and signed by Cllr Hodges as a member of the Finance Committee.</p> <p>(e) Finance Review – impact on budget of boundary wall costs. Cllr Keeble wished to reiterate that we need to understand what costs we are facing in relation to the boundary wall. He has spoken to Ward Councillors about this as he doesn't think we can place orders if it places us in a finance predicament so we need to understand the consequences of that. After 2027-2028 there is a lot of significant expenditure which will reduce our bank balance drastically, we need to plan how to rebuild back to a healthier balance. Cllr Evans suggested we re-look at the budget in view of the costs associated with the wall and see what needs to be cut. Cllr Keeble advised that we have approximately £20K in CIL money pending in relation to Manor Farm, he has chased this as aware that WNC will have received the funds but it has not yet been passed on. Cllr Mitton suggested that we pass this back to WNC as we have no knowledge of these matters. Cllr Russell advised that the tenders are due back on the 29th April so he will then have a better idea of what costs we are facing, and it may be the worst parts of the wall have to be carried out first with the rest on hold.</p>	<p>DH/ CLERK</p> <p>DH</p>
146	<p>Policy:</p> <p>(a) Multi factor authentication for emails. Clerk asked if this was something that Councillors wished to take on, Cllr Illingworth agreed to speak to Bob Illingworth for reasoning and necessity behind this before doing so.</p> <p>(b) Parish Mapping Training Date. Cllr Russell advised he has suggested some possible dates in April in his Report for more training. This can be a refresher for those who attended previously or new attendees. Agreed that all to send Cllr Russell the dates they can attend and he will see if he can get enough together to set up a session, he confirmed that Bob is trying to get the playground equipment on to the Parish Online Asset Register to match the spreadsheet. Cllr Banister believes that Parish Mapping could be a portfolio in its own right, it is very detailed but can be really helpful and fantastic tool</p> <p>(c) Amended IT Policy AGREED BY ALL– Cllr Keeble stated the only equipment provided is for the Clerk and this has protection, however he feels it should be recommended that all devices used by Councillors should have adequate protection. There was discussion around how this could be funded but nothing agreed at present.</p>	<p>II</p> <p>ALL</p> <p>ALL</p>
147	<p>Community & Environment:</p> <p>(a) Defibrillator – Fosters Booth update – Cllr Illingworth confirmed that she will be contacted as soon as the device is available.</p> <p>(b) Grant Request for EnFold from parishioner towards hall hire. Cllr Evans suggested that any charity event towards this purpose would need to have a decent footfall so suggest it is held alongside the Picnic in the Park or the Produce Show. Clerk to advise Parishioner to make contact with either Cllr Raper or Cllr Evans.</p>	<p>CLERK</p>

148		Key Matters for Discussion			
(a)	Allotments BE	<ul style="list-style-type: none"> • Cllr Evans confirmed that the Allotment Association (AA) had found the finance records showing that they had £1500 on account as of when Ann last provided an update so this will need to be honoured. Clerk to update the record to include the income and expenditure from last year. • The Allotment Association have also put a notice on all the taps to turn them off and call Laura if broken. • The Parish Council have suggested the AA look at the costs of allotment pitches as this is very low. • Work has started again on the allotments now and Cllr Illingworth confirmed she has spoken to Laura in relation to the pear and apple tree, she has put some manure around them, and they are looking healthy 			
(b)					
(c)					
(d)	Community Engagement NB/II/MM/SR	<ul style="list-style-type: none"> • Cllr Banister stated that nothing else to share other than already in the report. He confirmed it is very obvious when nothing major is going on as the volume of Facebook interactions drop but there was still around 5000 looking so not too bad. He confirmed he had been around the noticeboards and put a bright yellow notice up asking if anyone wanted to be Towcester area door to door driver. • Cllr Raper confirmed a lot of work has taken place inside the pavilion, new flooring and kitchen etc, the sink was re-usable but unfortunately was vandalised so needed to be replaced, part of the refurbishment was a new shower area so finally getting brought up to a reasonable standard. • Cllr Raper advised that the water main pipe has now been replaced and the Parish Hall and Fields Committee wished to pass on their thanks to the PC for the grant. • Cllr Raper confirmed the small hall garden area has been refurbished and is now usable with seating and clean and tidy. • Cllr Raper confirmed the Community Café is now closed for the season and passed thanks to the PC for supporting that, they expect to be back in the autumn, it went out with a high with lots of people attending and all the stock was used up. • Councillors wished to pass on their thanks to those that run the Community Café as a lot of work goes into it. • Cllr Mitton confirmed the litter pick went well this year, it was a dry day and 24 bags of rubbish collected, he will get a few words into Around Pattishall about it before the deadline, he passed on thanks to the Parish Hall for the free drinks and biscuits for volunteers. • Cllr Illingworth confirmed she has not been to the school as currently on holiday but will speak to them next month. • Cllr Illingworth confirmed the planters opposite the school will need replanting in the next few weeks and Laura from the AA offered to do that. 			
(e)					
(f)					
(g)					
(h)					
(i)					
			Churchyard & Burial Ground II/DH	<ul style="list-style-type: none"> • Clerk advised there had been a GoR plot request from a lady in Yorkshire who had strong links to the village, this was AGREED BY ALL. Clerk to advise which plot is available and to ask her if she wishes to purchase a plot or plaque, or both. • Cllr Illingworth advised of another plot request from a parishioner who would like a plot in the GoR for his wife, need to establish if he wants a double plot and/or a plaque, this was AGREED BY ALL. • Cllr Hodges confirmed that Mr Mooney had been round and carried out the first tidy up in the GoR and the Churchyard had also had its first grass cut. 	CLERK
			Grass cutting, trees, hedges,	Cllr Hodges advised the parish has had grass cut done once so far.	

churchyard, and burial ground maintenance DH		
Highways NB	<p>Cllr Banister advised he went onto Fix My Street to report pot holes but there were so many he instead asked an Inspector to attend School Road to the A5 and review as there are too many pot holes to log separately. He confirmed that he has shared his report and there is nothing further to add.</p>	
Lighting	<p>Cllr Marsh confirmed:</p> <ul style="list-style-type: none"> • He has received the invoice for Q4 street lighting. He has chased Eon as there is a light on continuously on Birds Hill which was supposed to be fixed yesterday but unfortunately it is still on, he has chased Eon today and they will now fix it tomorrow, he will monitor to ensure we are not charged. • He has contacted Cllr Little about the low hanging wire previously reported, WNC have agreed to look at it as it is not something we can resolve. • He confirmed that he has spoken to Paulerspury PC who have switched to Total Energy, however after to speaking to them directly they advised they don't support unmetered supply so he will look into this further and see what other potential providers there are. Total Energy advised the Parish Council is currently in a good position as not paying a standing charge so it seems we are better off at present staying where we are until the KWh per hour rate goes up. 	
Footpaths JR	<p>Cllr Russell advised:</p> <ul style="list-style-type: none"> • The Footpath Warden sent in a report which has been included in his overall report. • He confirmed they previously put woodchips down on the little footpath by the side of the school but it is as bad as ever, mostly by the gate, so saved some grass matting and will try and use that along with some more chippings to see if that helps. • Cllr Marsh raised the issue of how high some of the stiles are and can be difficult to navigate, particularly the one on the hill of the Burt's land towards Bugbrooke, he asked if the top wooden slat could be removed to make it easier to get over and also the one by the Old Boot as is also very high. Cllr Banister advised he would speak to Roger about the one on the Burt's Land to see if possible. • Cllr Mitton raised concerns about dogs walking off leads and Cllr Evans requested that Cllr Banister put something on Facebook about keeping dogs on leads during lambing season. 	<p>NB NB</p>
Playgrounds JR	<p>Cllr Russell advised:</p> <ul style="list-style-type: none"> • He has sorted out the gate at Butchers Lane and replaced the grass matting that was vandalised on hex swing, he has added soil nails. • On the roundabout apron he was going to use an aluminium strip but due to safety risk they have gone for a rubber strip with rubber adhesive so have brought items which he will invoice back for. • Quotes for playgrounds have been received, allowed up to £12000 for new playground equipment but will put this on hold for now given the boundary wall issues, most quotes were between £10,000 and £17000. • AGREED BY ALL that the Clerk will write to all 4 and advise that due to financial pressures and unexpected expenses this project will be on hold until we are in a better financial position. 	<p>CLERK</p>
Village maintenance JR	<p>Cllr Russell advised:</p> <ul style="list-style-type: none"> • He has repaired the armrest on the bench on Butchers Lane. 	

